

**PLANNING COMMISSION APPEAL MINUTES – JUNE 10, 2010**

**APPEAL OF WILLIAM PRITCHETT ON THE ACTION BY THE STAFF HEARING OFFICER FOR 401 ½ OLD COAST HWY, APN 015-291-010, C-P RESTRICTED COMMERCIAL/R-2 TWO FAMILY RESIDENCE ZONES, GENERAL PLAN DESIGNATION: 12 UNITS PER ACRE (MST2009-00500)**

Roxanne Milazzo, Associate Planner, gave the Staff presentation, joined by Susan Reardon, Staff Hearing Officer; Lauren Nocis, Senior Building Inspector; and Curtis Harrison, Building Inspector

Keith Rivera, Architectural Board of Review (ABR) Member, provided a summary of the ABR's concerns with the project, primarily the detached open space.

Tony Fischer, Attorney for William Pritchett, Applicant, gave the Appellant presentation joined by Gil Garcia, Architect.

Chair Bartlett opened the public hearing at 1:41 P.M.

The following people spoke in support of the appeal:

1. Carolina Mora, potential resident
2. Collette McIntosh, prior resident

Angie Munoz, owner of adjacent property, submitted a map and stated that she does not have a problem with the proposed development but wants the easement for her 6 spaces at the rear of her building to be maintained.

With no one else wishing to speak, the public hearing was closed at 1:46 P.M.

**MOTION: Lodge/Larson**

**Assigned Resolution No. 005-10**

Denied the appeal without prejudice, denied the building separation modification and upheld the decision of the Staff Hearing Officer to deny the project.

This motion carried by the following vote:

Ayes: 5 Noes: 0 Abstain: 0 Absent: 2 (Jacobs, Schwartz)

Chair Bartlett announced the ten calendar day appeal period.

Some of the Commissioners felt the site had potential for development, but that this was not the appropriate project for the site and did not offer adequate community benefit.